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STAFF REPORT

393 Harbord Street Committee of Adjustment Application

Date: February 25, 2019

To: Chair and Committee Members of the Committee of Adjustment, Toronto and East York District

From: Lynda Macdonald, Director, Community Planning, Toronto and East York District

Ward: Ward 11, University-Rosedale

File No: B0090/18TEY, A0962/18TEY, A0963/18TEY

Application Hearing Date: March 6, 2019

RECOMMENDATIONS

City Planning staff recommend that, should the Committee of Adjustment choose to approve Applications B0090/18TEY, A0962/18TEY, A0963/18TEY, the Committee impose the following condition:

- 1) That the third floor of the proposed semi-detached dwellings have a maximum building depth of 10 metres exclusive of the third floor rear deck, as per the third floor plan received by the Committee of Adjustment on January 7, 2019.

APPLICATION

The consent application proposes to sever the lot into two residential lots and to create a mutually accessible right-of-way. The minor variance applications propose a new four-storey semi-detached dwelling with a rear integral garage, rear second and third storey decks, and a front fourth storey balcony on each of the severed lots.

COMMENTS

The subject site is located on the south side of Harbord Street, east of Ossington Avenue. The site is designated *Mixed Use Areas* in the City of Toronto Official Plan. *Mixed Use Areas* permit a broad array of uses, including, but not limited to residential, office, retail and services, recreation, and cultural activities. The purpose of the *Mixed Use Areas* land designation is to encourage Torontonians to live, work, and shop in the same area.

The site is zoned Commercial-Residential (CR 1.5 (c0.5; r1.5) SS2 (x1722)) in the City-Wide Zoning By-law 569-2013, and Commercial Residential (CR T1.5 C0.5 R1.5) in the

former City of Toronto Zoning By-law 438-86, as amended. The purpose of the Commercial Residential zone category in these respective By-laws is generally to allow a compatible mix of uses while limiting the impact of new development on adjacent residential properties.

City Planning staff wish to ensure that the third storey building depth is limited in order to reduce impacts of a larger building on light, view and privacy for the abutting properties. As a result, City Planning staff recommend that the Committee impose a condition limiting the maximum allowable building depth for the third storey.

For these reasons, City Planning staff recommend that, should the Committee of Adjustment choose to approve Applications B0090/18TEY, A0962/18TEY, A0963/18TEY the Committee impose the above noted condition.

CONTACT

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SIGNATURE



Signed by Willie Macrae, Manager, Community Planning on behalf of
Lynda H. Macdonald, MCIP, RPP, OALA
Director, Community Planning
Toronto and East York District

copy: Councillor Layton, Ward 11
Noushin Mozaffari, Agent